

**CITY OF HIALEAH  
PLANNING AND ZONING BOARD MEETING  
August 26<sup>th</sup>, 2015**

HIALEAH CITY HALL  
501 PALM AVENUE-3RD FLOOR

7:00 P.M.  
HIALEAH

Call to order.

Invocation and pledge of allegiance

**ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD  
PRIOR TO ITEM BEING HEARD**

**A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE  
ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM.  
EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.**

1. Roll Call.
2. Approval of Planning and Zoning Board Summary Agenda of August 12<sup>th</sup>, 2015 as submitted.

**ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE  
SPEAKING BEFORE THE BOARD ON ANY ITEM.**

A WRITTEN DECISION AND RESOLUTION WILL BE PREPARED AND PRESENTED FOR REVIEW TO THE CITY COUNCIL. THE CITY COUNCIL IS AUTHORIZED TO AFFIRM, AFFIRM WITH CONDITIONS, OR OVERRIDE THE DECISIONS BY RESOLUTION. AFTER THE RESOLUTION IS ADOPTED, A MEMBER OF THE PLANNING DIVISION WILL CONTACT THE APPLICANT WHEN A COPY OF THE FINAL DECISION AND RESOLUTION CAN BE PICKED UP. UPON YOUR RECEIPT OF THE FINAL DECISION AND RESOLUTION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT.

SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS, FOR THE  
FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY  
COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY SEPTEMBER 22,  
2015:**

3. **Final Decision** to allow the existing distance between main residence and accessory building to 9.90' (20' required) and side setback to 4.75' (10 required). Property located at 1143 West 23 Street, Hialeah, zoned R-3 (Multiple Family District)

**Applicant: Roman Ravelo**

***TABLED ITEM FROM JUNE 10<sup>TH</sup>, 24<sup>TH</sup> & AUGUST 12<sup>TH</sup> 2015***

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS, FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, AUGUST 25, 2015:**

- 4. Variance** permit to allow 14 parking spaces (27 required) and allow the following setbacks: Front of 15.2' (20' required) and rear of 0' (15' required). Property located at 1091 W Okeechobee Rd. Hialeah, zoned C-3 (Liberal Retail Commercial).

**Applicant: F. Freddy Albiza & Maria Albiza**

*TABLED ITEM FROM JUNE 10<sup>TH</sup>, 24<sup>TH</sup> & AUGUST 12<sup>TH</sup> 2015*

- 5. Variance** permit to allow existing pervious area of 25% (minimum of 30% required), existing rear setback of 18.8' (20' required), existing rear setback of 3.8' and west side setback of 3.6' (7.5' required for each), for gazebo encroaching approximately 6' into 10' utility easement. Property located at 1750 West 62 Street, Hialeah, zoned R-1 (One Family District.)

**Applicant: Lazaro Espinosa & Haydee Santos**

- 6. Conditional Use Permit (CUP)** to allow the proposed K-12, South Florida Autism Charter School with approximately 300 students, within the BDH designation (Business Development District Hialeah Heights). Property located on vacant parcel, lying North of NW 162 Street and East of NW 99 Avenue, Hialeah.

**Applicant: Eruditional, LLC C/O Felix Lasarte**

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

- 7. Old Business.**

- 8. New Business.**

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.